

Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
Phone 406-375-6530
Fax 406-375-6531
smorrell@ravallicounty.mt.gov

OG-07-02-167

February 15, 2007

Territorial-Landworks
Attn: Jason Rice
PO Box 7908
Missoula, MT 59807

RECEIVED

FEB 21 2007

Ravalli County Commissioners

Re: Notice of complaint against Vistas Bitterroot Valley subdivision

Enc: Letter from John Powell dated December 19, 2006

Dear Mr. Rice:

On December 22, 2006, we received a complaint from John Powell, a resident in the vicinity of the Vistas Bitterroot Valley subdivision. The complaint alleges that the improvements performed on Higgins Lane in conjunction with this subdivision, for which your firm prepared the grading and drainage plans, have resulted in the deterioration of a portion of the road east of the improvements. Photographs enclosed with the letter show standing water and potholes just off the newly paved portion of Higgins Lane.

The Planning Department is required to investigate this complaint and determine whether any action should be taken to rectify the situation. If you would like to respond to this complaint in writing, please submit your response to the Planning Department by March 1, 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "S Morrell", is written over a horizontal line.

Shaun Morrell
Planner

Cc: Ravalli County Board of County Commissioners
Ravalli County Planning Board
Applebury Survey, 914 Highway 93 North, Victor, MT 59875
HLH Properties, c/o John Hirasuna, 22982 Cordoba Pl., Salinas, CA 93908
John Powell, PO Box 263, Stevensville, MT 59870

12/19/06

Landworks Consulting & Design
802 West Main Street
Hamilton, UT 84040
attention: Jason

RECEIVED

DEC 22 2006
IC-06-12-1939
Kavali County Planning Dep.

re: Vistas Bitterroot Subdivision

Jason

I am a land owner and active participant in the Higgins - Treece Gulch Road Association & therefore have a vested interest in the location of Higgins Lane.

Prior to the paving of Higgins, I expressed concern to your on site engineer, to you personally & to a gentleman at the Planning Board, regarding the low area being created by your road work, at the east end of the project. I was basically told by all that it was OK, despite the fact that I thought it would cause problems with standing water and potholes. Please find photos attached taken this month. It is a problem which needs remedy.

406-777-2114

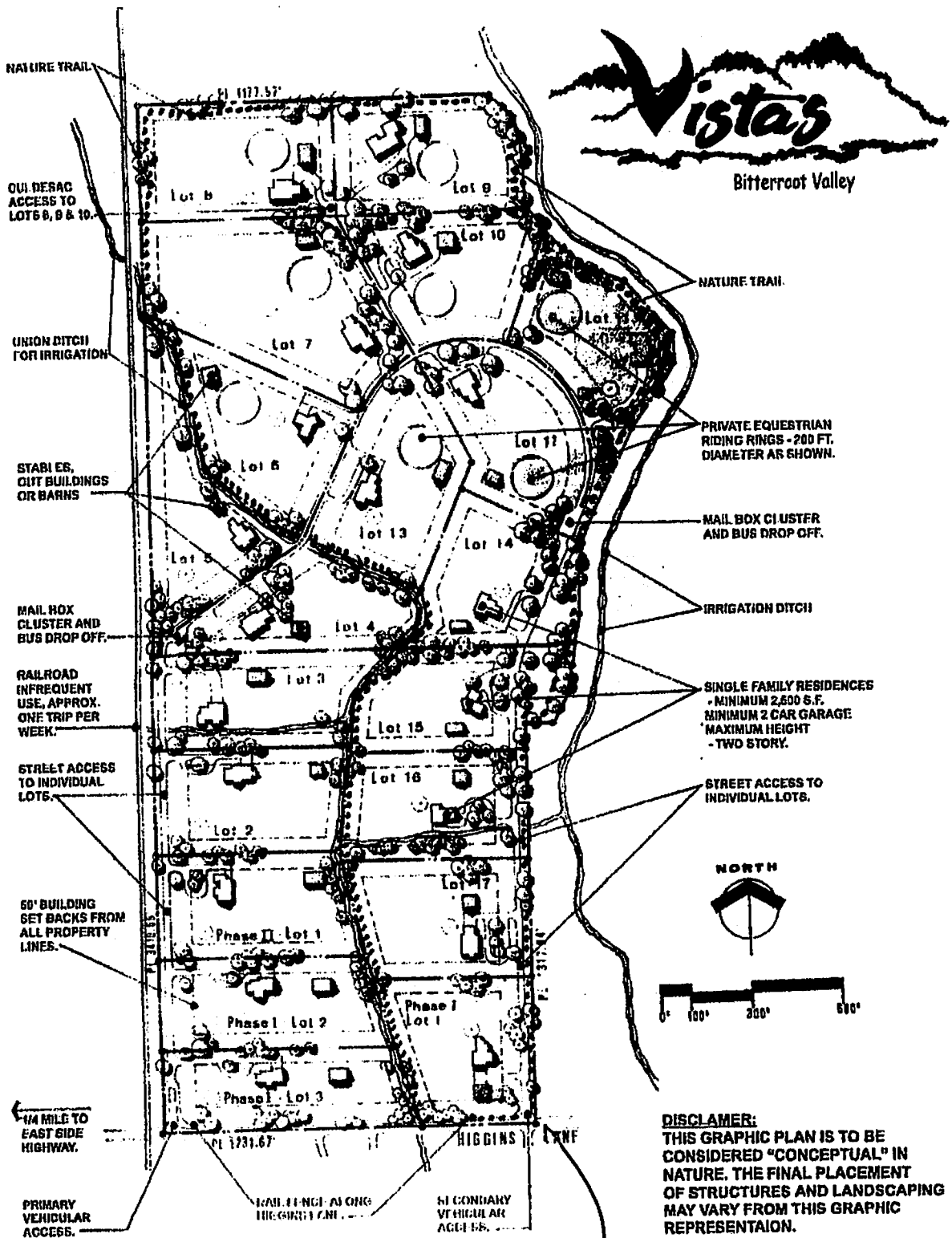
370-8407

cc: Patricia Lanning

John Dowell
376 Hillview / P.O. Box 283
Stevensville, UT 84400



Bitterroot Valley





Bitterroot Valley

